

East Devon Local Plan 2020-2040



Site Selection report

Employment Site, Greendale Barton



June 2024. Version ref 1.

East Devon – an outstanding place

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Contents

1	Introduction.....	4
2	Site Reference Wood_38.....	6

1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of one site at Greendale Barton. A map of the site which has been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass ‘site sifting’. This stage of the process rules out sites that are not ‘reasonable alternatives’ and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a ‘made’ Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Greendale Barton:
 - GH/ED/63 within the larger site Farr_03, which was assessed as part of new settlement Option 2.
 - GH/ED/65 overlaps with Wood_38.

□ **INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES**

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

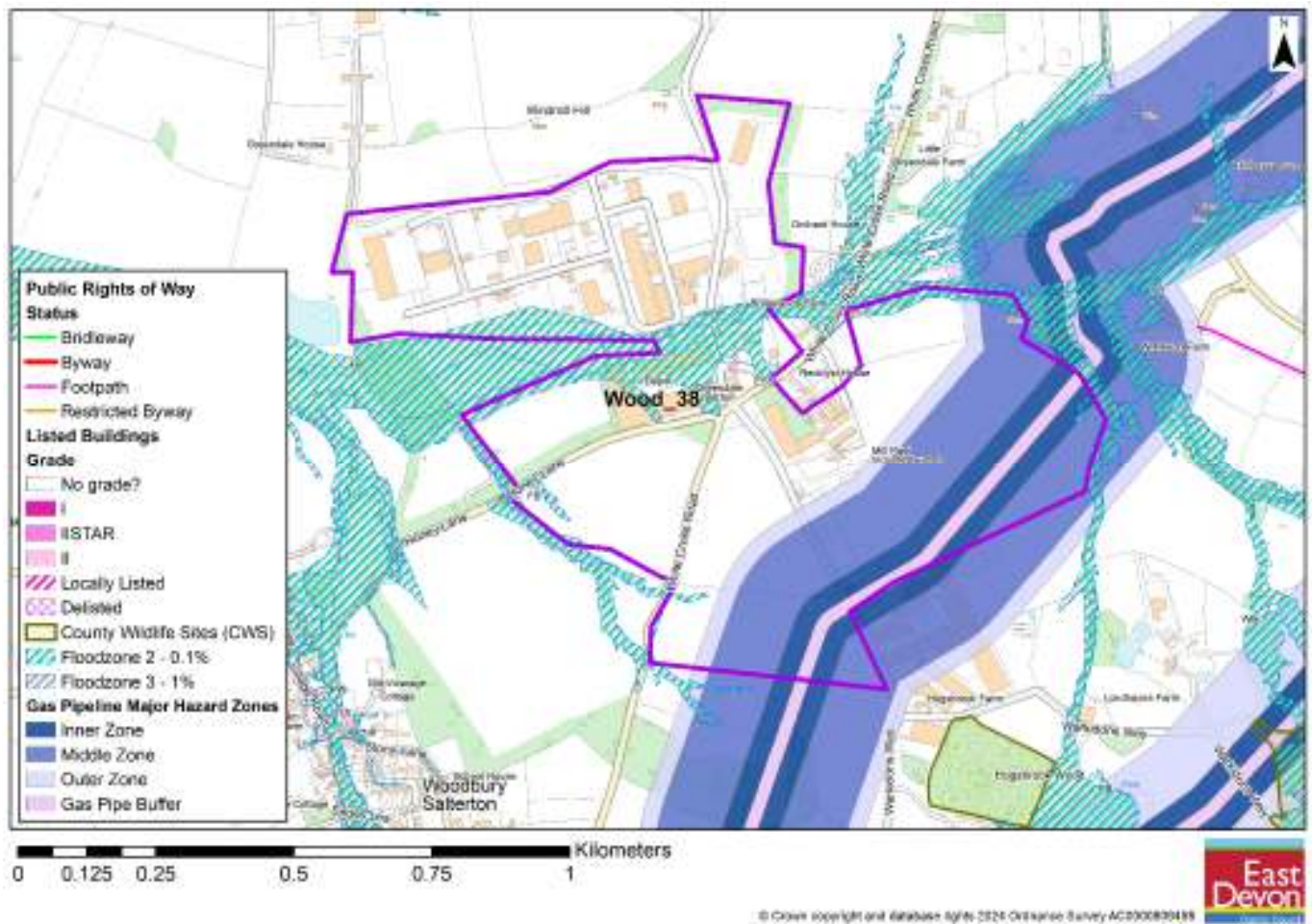


Figure 1.1: Overview of Site Selection findings on land at Greendale Barton, Woodbury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Wood_38	71.2 hectares	No

2 Site Reference Wood_38

Site details

Settlement: The site adjoins an existing employment site

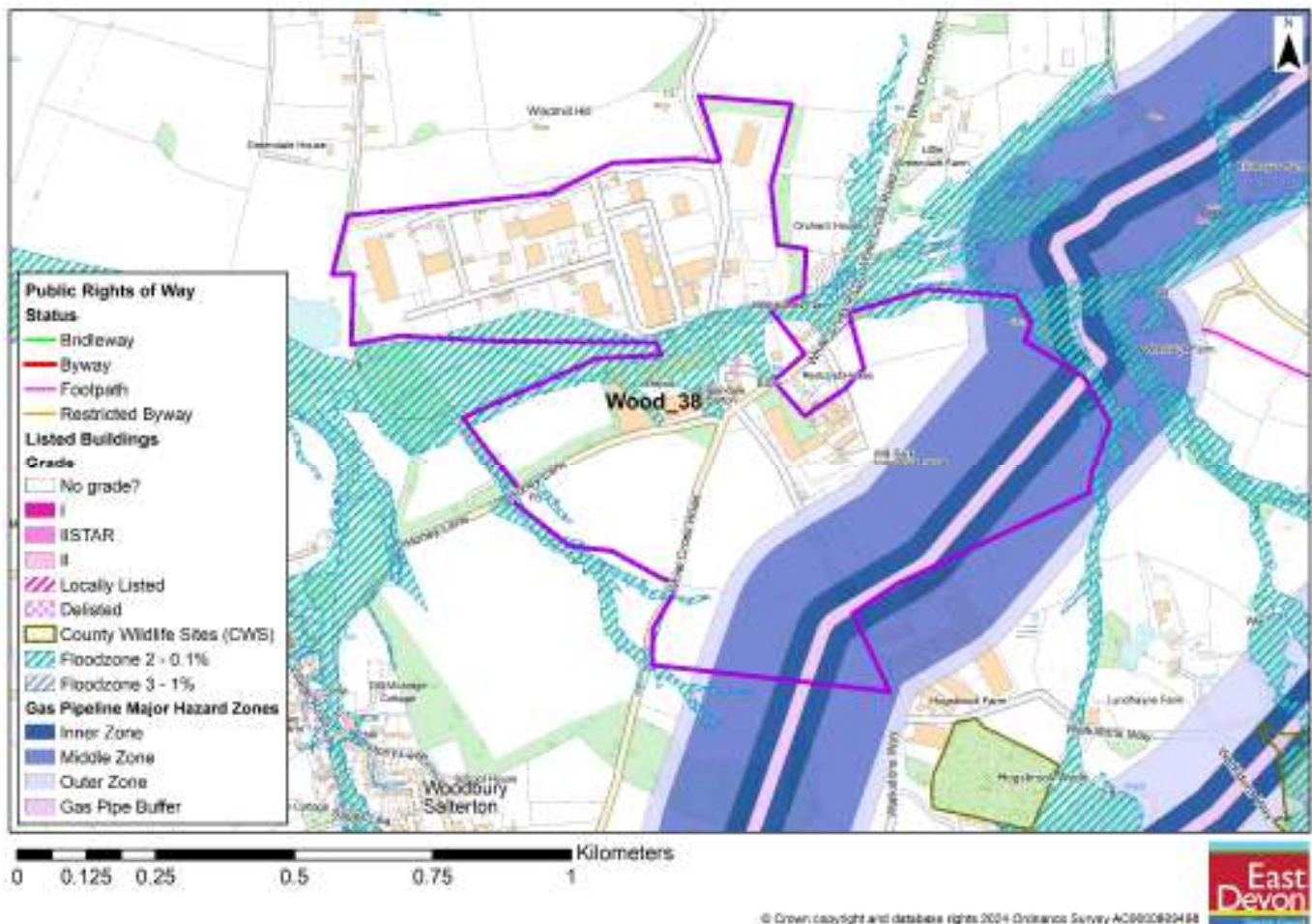
Reference number: Wood_38

Site area (ha): 71.2ha (this reduces to 20.8ha when developed areas and those subject to flooding or high pressure gas pipeline safety/buffer zones are removed)

Address: Greendale Barton, Woodbury Salterton, Woodbury

Proposed use: Employment

Site map



Photos



Looking southwest across the employment site from the access lane off the A3052



Looking southeast across the employment site from the access lane off the A3052



Looking from Honey Lane across the south western section of the site, towards White Cross Road



Looking from White Cross Road northwards across the site towards Greendale Barton. The developed area lies below the hedgeline in the middle of the photo



Standing in front of Mill Park industrial estate looking west across the southern part of the site



From scheduled monument tumulus, Colaton Raleigh Common within AONB, 2.5km to southeast of site

Site Assessment Summary and Conclusion

Infrastructure

The site contains one main existing business park and several smaller areas in business use. DCC state - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy

Landscape

Medium sensitivity. The site is not in a designated landscape. Medium- Limited sense of the site from the A3052 to the north, but views from the access road quickly become apparent showing the extensive existing business park in the foreground and fields beyond. There are open views of the site from lane (Warkidons Way) to the south, which show the built form of the existing business park set lower down the valley, along with Hogsbrook Farm buildings to east, surrounded by rural context of

agricultural fields rising to the south. Similar findings for view along White Cross Road and Honey Lane - predominantly rural context, with the presence of existing business park in views to the north.

Historic environment

Medium-There is evidence of prehistoric enclosure and field boundaries. An archaeological survey is needed prior to development and it may be possible to design a layout to incorporate any subterranean remains. Grade II listed Greendale Barton is located in the centre of the site, on the southern edge of the existing business park. Grade II listed Brooklands Farm is around 30m from edge of site in north west - mature trees obscure views into the site, but potential impact upon this asset.

Ecology

Minor adverse effect predicted (not significant). Several TPOs cover parts of the site. Hogsbrook Farm County Wildlife Site located 131m to south.

Accessibility

Site adjoins an existing employment site. All of the site is (just) within 1,600 metres of a bus route with an hourly or better service. Poor pedestrian or cycle accessibility.

Other constraints

Northern tip of site may contain Grade 2 agricultural land, but the remainder is Grade 3. A slither of Flood zone 3 and high surface water flood risk bisects the central part of the site, east to west. Flood risk also present on western and eastern fringes. Most of site, except southern and eastern edge, is within waste consultation zone. No overhead high voltage electricity lines. High pressure gas pipeline and related safety/buffer zones lie beneath 26.8 Ha of site. Also 24.5 Ha on land with existing employment development. Discount 51.3 Ha to reduce gross development area to 20.8 hectares. Southern part of site is within (outer) water protection zone. Part of the site (the field north of Honey Lane- approx 3.7 Ha) is within the proposed Clyst Valley Regional Park.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

The site includes a significant employment site and could provide pedestrian/cycle links through it and to the wider area.

Yield (number of dwellings or hectares of employment land)

20.8 hectares (after land is discounted due to constraints. Removing land within the proposed extension to Clyst Valley Regional Park would reduce the yield by a further 3.7Ha)

Contribution to spatial strategy

The site is in open countryside, however it incorporates a significant existing business park and therefore passed stage 2 sifting.

Should the site be allocated?

No

Reasons for allocating or not allocating

Countryside location remote from facilities (these are not accessible on foot and there are no cyclepaths). Landscape impact varies across the site but the least intrusive areas have already been developed and the undeveloped parts of the site will be much more visually intrusive. The position and extent of the HSE High Pressure Gas pipeline and its safeguarding zones across the central/ eastern part of the site, plus the amount of land within the Flood Zone, reduce the site capacity. Sites to the west might be achievable but they are quite visible in the wider landscape (and the least visible field is within the proposed CVRP extension) and are not well related to the existing business park.

If whole site is not suitable for allocation, could a smaller part be allocated?

No